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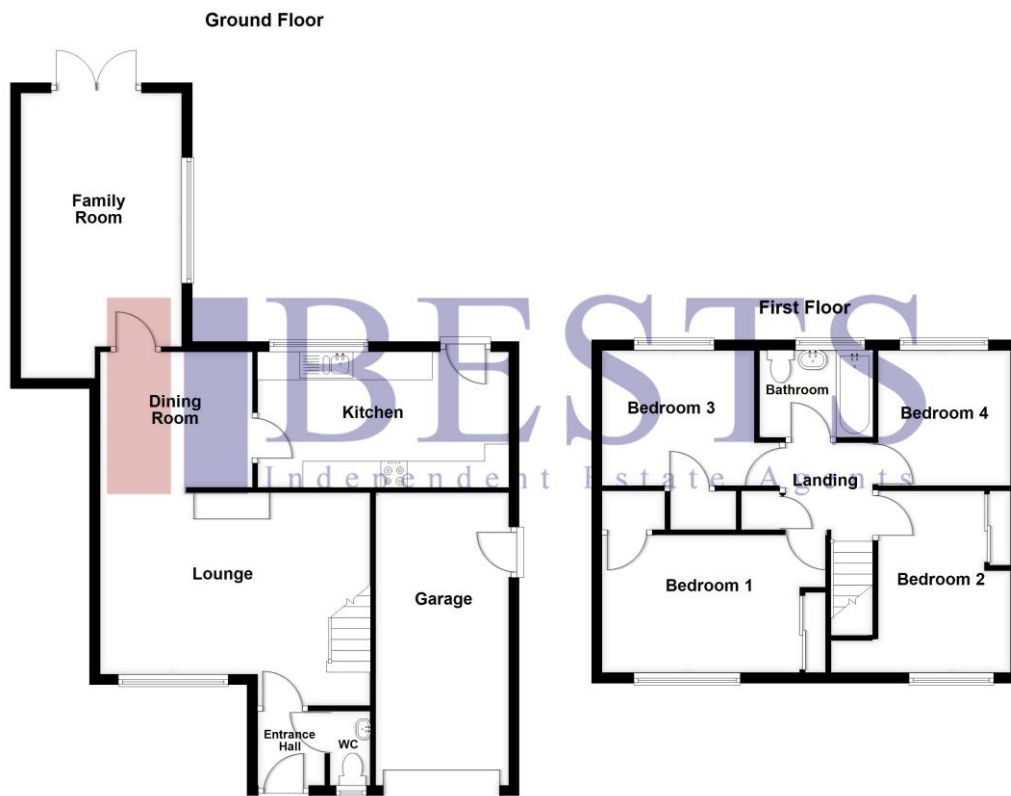
18 Walpole Road  
Runcorn  
WA7 4AT  
Extended 4 Bed Detached House

Offers in the Region Of  
**£369,950**

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## 18 Walpole Road, Runcorn, Cheshire, WA7 4AT

**\*Extended family home - Close to Highly Regarded Schooling - Envidable Plot\*** This extended detached family home stands within an elevated position within the ever popular Malpas development and has been further improved with a single storey rear extension, giving further useful space perfect for growing families. Located just off Clifton Road, one of Runcorn's most desirable addresses, with superb primary and secondary schools along with Runcorn Golf Club and Heath park located just a short distance away. This warm and welcoming home is ready for its next chapter and briefly consists of an entrance hallway with WC, a spacious lounge which flows into a dining area, having the extended reception room and great size kitchen off. Upstairs viewers will find four good sized bedrooms and an updated family bathroom. Where this property really stands out is the impressive plot, being much larger than commonly found in this area, with ample off road parking which leads to the integral garage whilst the rear garden has huge potential, with paved patio, dedicated planting area and large laid lawn, all of which enjoys a southerly aspect, perfect for enjoying them summer afternoons in the garden. Overall, an excellent family home, perfectly located for those with younger children. Why not take a closer look today?



**Please Note:** The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 09/02/2026 13:52:16 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance Hallway

Composite double glazed front door opens to entrance hallway, tiled floor, single panel radiator.

### Ground Floor Cloaks

A fully tiled room having low level WC, wash hand basin with mixer tap over, chrome effect heated towel rail, PVC double glazed window to front elevation.





**Lounge 16' 11" x 13' 4 maximum" (5.15m x 4.06m)**

PVC double glazed to front elevation, wood effect laminate flooring, double panel radiator, coved ceiling, living flame coal effect gas fire standing on decorative hearth and surround, three double, two single power points.



**Dining Room 9' 4" x 8' 6" (2.84m x 2.59m)**

Wood effect laminate flooring, coved ceiling, single panel radiator, one single power point.

**Extended Family Room 17' 11 maximum" x 10' 1" (5.46m x 3.07m)**

Wood effect laminate flooring, coved ceiling, double panel radiator, electric convector fire standing on decorative hearth and back, PVC double glazed window to side elevation, PVC double glazed French doors to rear elevation, two double power points.







**Kitchen 15' 9" x 8' 3" (4.80m x 2.51m)**

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with mixer tap over, four ring electric hob with filter hood above, highline electric double oven, plumbing and drainage for washing machine and dishwasher, splash back tiling, four double power points, double panel radiator, tile effect flooring, fitted mini ceiling down lighters, PVC double glazed window and entrance door to rear elevation.





### First Floor Landing

Stairs to first floor landing, built in storage cupboard, access to partially boarded loft with pull down ladder.

### Bedroom One Front 13' 11" x 8' 11" (4.24m x 2.72m)

PVC double glazed window to front elevation, built in storage cupboard, fitted wardrobes with mirrored sliding fronts, four double power points, single panel radiator.



### Bedroom Two Front 11' 5" x 8' 4" (3.48m x 2.54m)

PVC double glazed window to front elevation, single panel radiator, built in storage cupboard, fitted wardrobes with mirrored sliding fronts, one double power point.

### Bedroom Three Rear 11' 0 maximum" x 8' 6" (3.35m x 2.59m)

PVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, one double power point.



### Bedroom Four Rear 8' 6" x 8' 5" (2.59m x 2.56m)

PVC double glazed window to rear elevation, single panel radiator, one double power point.



### Family Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen, mixer shower with waterfall style shower head and additional shower wand, fully tiled walls, double panel radiator, fitted wall mirror, PVC double glazed window to rear elevation, non slip tiled floor.



### Externally

Property stands in a prominent corner position with a deep frontage and block paved driveway providing ample off road parking leading to a integral garage with up and over door, power, light and separate side access, there is also a wall mounted combination gas central heating boiler. Whilst to the rear there is a much larger than average garden wrapping around to the side of the property having block paved patio, large laid lawn and separate side area with raised planters all of which enjoys a fairly private southerly aspect.











### Useful information about this property:

- Freehold Tenure
- Superb Family Home
- Close To Heath School & Pewithall Primary School
- Extended To Rear
- Enviale Plot
- Scope To Extend (STPP)
- Well Presented Throughout
- Council tax band: D

### **MONEY LAUNDERING REGULATIONS**

#### **Can I see your passport/driving licence or utility bill please?**

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.